

538

ALTON R. YOW, et. ux., et. al.  
GRANTORS

TO

ASSUMPTION WARRANTY DEED

JOE T. COTTEN, et. ux.  
GRANTEES

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable legal consideration, the receipt and sufficiency of all of which is hereby acknowledged, and for the further consideration of the assumption and agreement by the Grantees herein to perform all the terms and conditions of the obligations set forth in that certain Deed of Trust executed by Alton R. Yow, et. ux., et. al. to Sunburst Bank dated April 23, 1988, and recorded in Trust Deed Book 435, at page 990, in the office of the Chancery Clerk of DeSoto County, Mississippi, and assigned to Security Savings and Loan by instrument dated May 6, 1988 and recorded in Book 441 at page 387 and further assigned to Unifirst Bank for Savings, F. A. by instrument dated February 28, 1989 and recorded in Book 466 at page 165 including, but not limited to the obligation to pay as and when due the remaining balance of the indebtedness secured thereby, the undersigned Alton R. Yow and wife, Charlotte A. Yow and Angela D. Yow, Grantors, do hereby sell, convey and warrant unto Joe T. Cotten and wife, Sandra K. Cotten, as tenants by the entirety with full rights of survivorship and not as tenants in common, the following described land and property lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Lot 2033, Section F, DeSoto Village Subdivision, in Section 33, Township 1 South, Range 8 West as recorded in Plat Book 13, pages 1-5 in the Office of the Chancery Clerk of DeSoto County, Mississippi, reference to which is hereby made for a more particular description.

Grantors do hereby assign, transfer, set over and convey unto the Grantees herein all of the Grantor's right, title and interest in and to the escrow funds held for the benefit of Grantors herein by Unifirst Bank for Savings, F.A. in connection with the aforesaid indebtedness. Possession will be given with delivery of the Deed.

There is excepted from the warranty of this conveyance all building restrictions and restrictive covenants, easements, dedications, rights-of-way and mineral reservations of record.

WITNESS THE SIGNATURES of the undersigned, this the 19th day of July, 1989.

## GRANTORS:

Alton R. Yow  
ALTON R. YOW

Charlotte A. Yow  
CHARLOTTE A. YOW

Angela D. Yow  
ANGELA D. YOW

## GRANTEES:

Joe T. Cotten  
JOE T. COTTEN

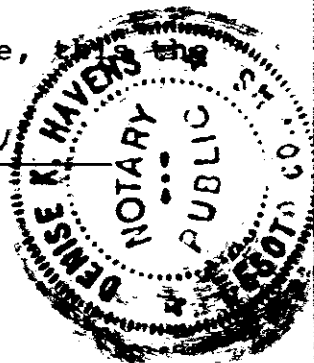
Sandra K. Cotten  
SANDRA K. COTTEN

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

THIS DAY PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the County and State aforesaid, within my jurisdiction, the within-named Alton R. Yow and wife, Charlotte A. Yow and Angela D. Yow, who acknowledged that they signed, executed and delivered the above and foregoing Assumption Warranty Deed on the day and year therein mentioned as their free and voluntary act and deed and for the purposes therein expressed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL of office, the 19th day of July, 1989.

Denise K. Havens  
NOTARY PUBLIC



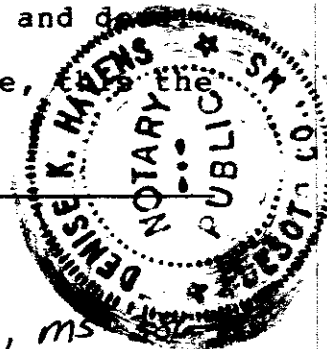
My Commission Expires: January 8, 1991

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

THIS DAY PERSONALLY APPEARED BEFORE ME, the undersigned authority, within and for the State and County aofresaid, the within-named Joe T. Cotten and wife, Sandra K. Cotten, who acknowledged that they signed and delivered the above and foregoing Assumption Warranty Deed on the day and date therein mentioned as their free and voluntary act and deed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL of office, the 19th day of July, 1989.

Denise K. Havens  
NOTARY PUBLIC



My Commission Expires: January 8, 1991

Grantors' Address: 1760 Colonial Hills, Southaven, MS  
Telephone No: (601) 393-0115  
Business No: (601) 393-2303  
Grantees' Address: 3740 Carroll Drive, Horn Lake, MS 38637  
Telephone No: (601) 393-0977  
Business No: (601) 342-5090